



## *Appendix – Diagrams & Tables*



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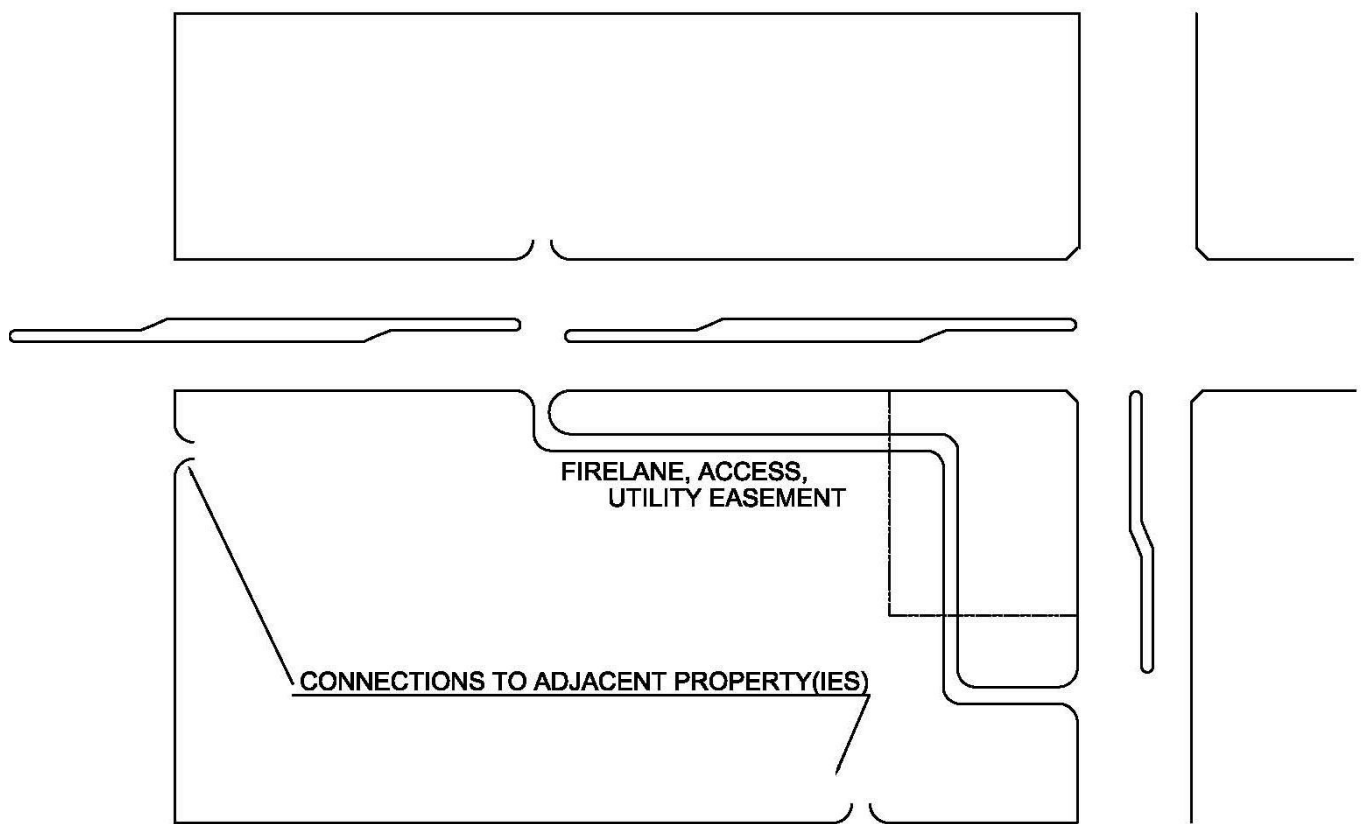
*Table 2.01-1: Responsible Officials, Initial Decision-Makers & Appellate Decision-Makers*

Type of Application or Petition	Responsible City Official	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal
<b><u>Waiver of Right to 30-Day Action</u></b> <i>Section 3.03(e)</i>	Director of Development Services	n/a	n/a	n/a
<b><u>Extension of Plat Approval</u></b> <i>Section 4.02(j)</i>	Director of Development Services	Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Preliminary Plat</u></b> <i>Section 4.02</i>	Director of Development Services	Planning & Zoning Commission	City Council	n/a
<b><u>Final Plat</u></b> <i>Section 4.03</i>	Director of Development Services	Planning & Zoning Commission	City Council	n/a
<b><u>Conveyance Plat</u></b> <i>Section 4.04</i>	Director of Development Services	Planning & Zoning Commission	City Council	n/a
<b><u>Minor Plat</u></b> <i>Section 4.05</i>	Director of Development Services	Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Replat</u></b> <i>Section 4.07</i>	Director of Development Services	Planning & Zoning Commission	City Council	n/a
<b><u>Amending Plat</u></b> <i>Section 4.08</i>	Director of Development Services	Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Plat Vacation</u></b> <i>Section 4.09</i>	Director of Development Services	City Council	n/a	n/a
<b><u>Construction Plans</u></b> <i>Section 5.01</i>	Director of Engineering Services	Director of Engineering Services	n/a	n/a
<b><u>Extension of Construction Plans Approval</u></b> <i>Section 5.01(h)</i>	Director of Engineering Services	Director of Engineering Services	n/a	n/a
<b><u>Construction Release</u></b> <i>Section 5.01(i)</i>	Director of Engineering Services	Director of Engineering Services	n/a	n/a
<b><u>Improvement Agreement</u></b> <i>Section 5.04</i>	Director of Engineering Services	Director of Engineering Services	City Council	n/a



Type of Application or Petition	Responsible City Official	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal
<b><u>Minor Waiver</u></b> <i>Section 9.01</i>	Director of Development Services --or-- Director of Engineering Services (as applicable)	Director of Development Services --or-- Director of Engineering Services (as applicable – see Table 9.01-1)	Planning & Zoning Commission (requires 4 votes to overrule initial decision)	City Council (requires 4 votes to overrule initial appeal decision)
<b><u>Major Waiver</u></b> <i>Section 9.01</i>	Director of Development Services --or-- Director of Engineering Services (as applicable)	Planning & Zoning Commission --or-- City Council (as applicable)	Planning & Zoning Commission --or-- City Council (as applicable; requires 4 votes to overrule initial decision)	City Council (requires 4 votes to overrule initial appeal decision)
<b><u>Proportionality Appeal</u></b> <i>Section 9.02</i>	Director of Engineering Services	City Council (with recommendation from Planning & Zoning Commission)	City Council (requires 4 votes to overrule initial decision)	n/a
<b><u>Vested Rights Petition</u></b> <i>Section 9.03</i>	Director of Development Services --or-- Director of Engineering Services (as applicable)	Director of Development Services --or-- Director of Engineering Services --or-- Planning & Zoning Commission (as applicable)	City Council	n/a

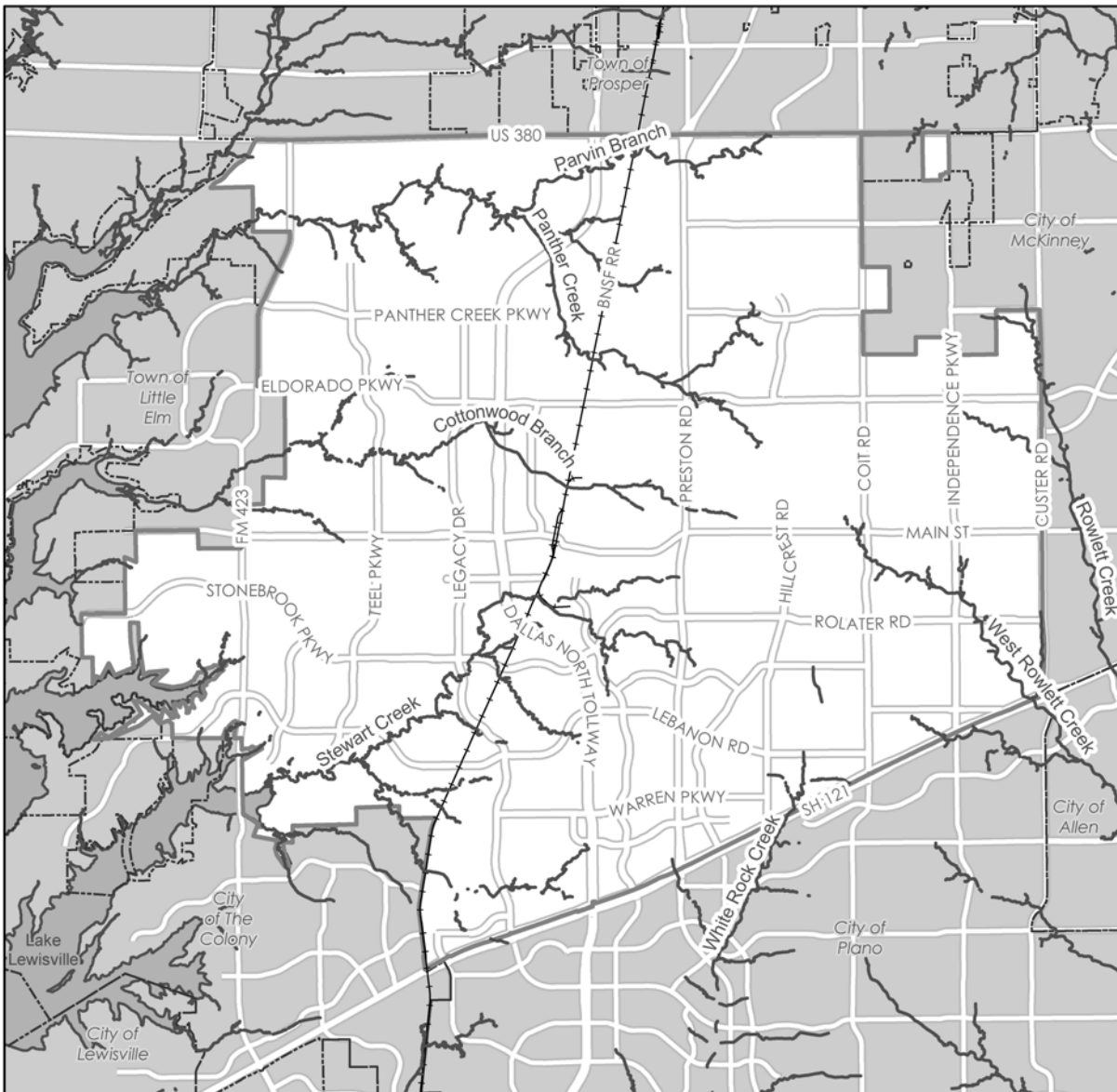
Diagram 8.01-1: Median & Cross Access









*Diagram 8.03-1: Major Creeks – Map*

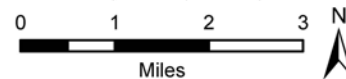
# City of Frisco - Major Creeks

USGS National Hydrography Dataset - May 19, 2009



## Legend

- |   |   |
|---|---|
|  Major Roads             |  NHD Streams Within Preliminary FEMA DFIRM Areas<br>With Greater Than 0.2% Annual Chance of Flooding |
|  Rail Lines              |  NHD Named Water Bodies  |
|  Frisco ETJ              |   |
|  Neighboring City Limits |   |



*Diagram 8.03-2: Major Creek – Cross Section*

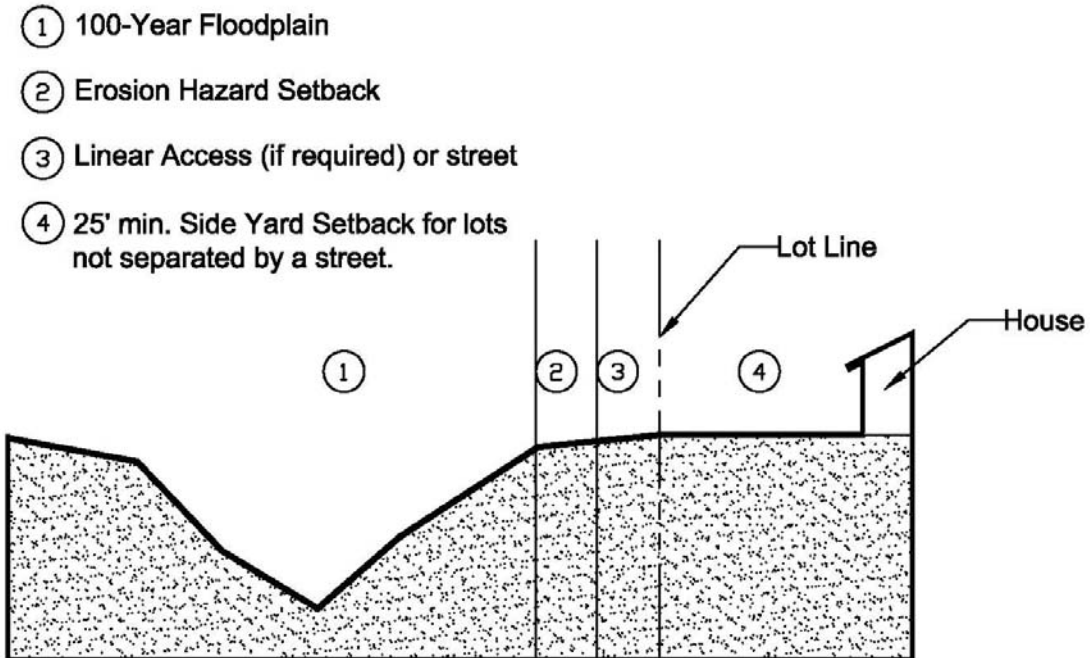
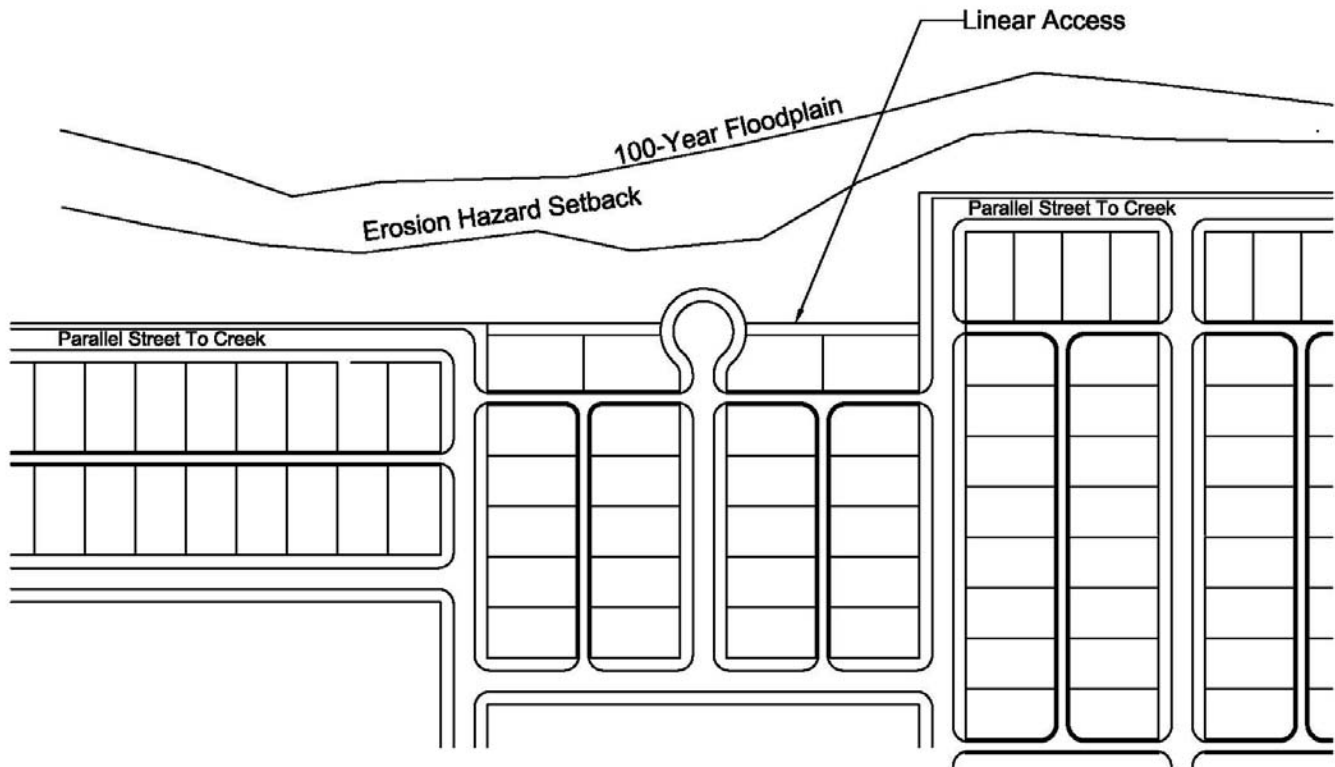


Diagram 8.03-3: Streets Adjacent to Major Creeks





*Diagram 8.03-4: Cul-de-Sacs Adjacent to Major Creeks*

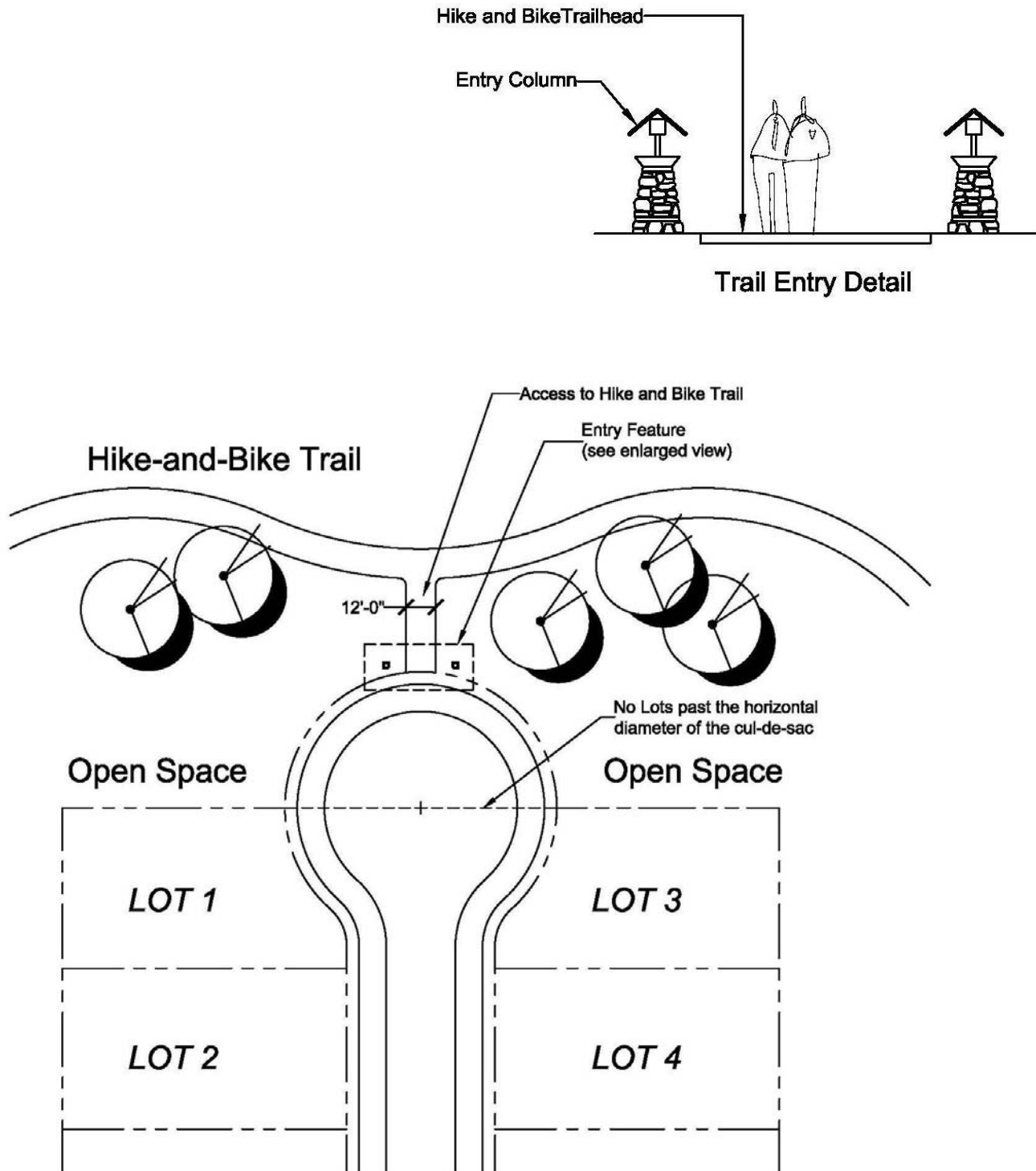


Diagram 8.03-5: Fencing Options for Lots Abutting Major Creeks

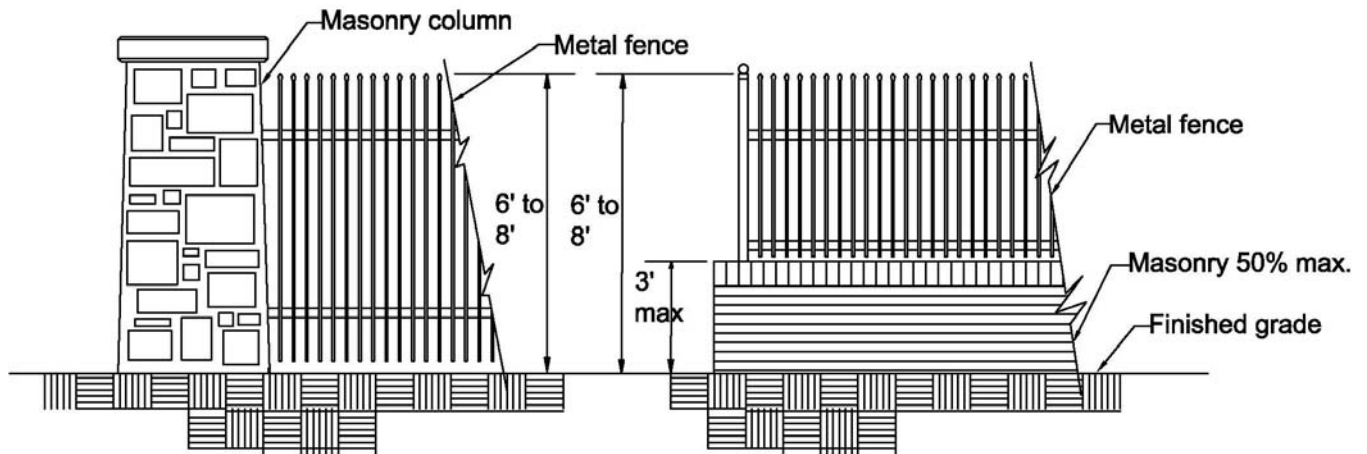
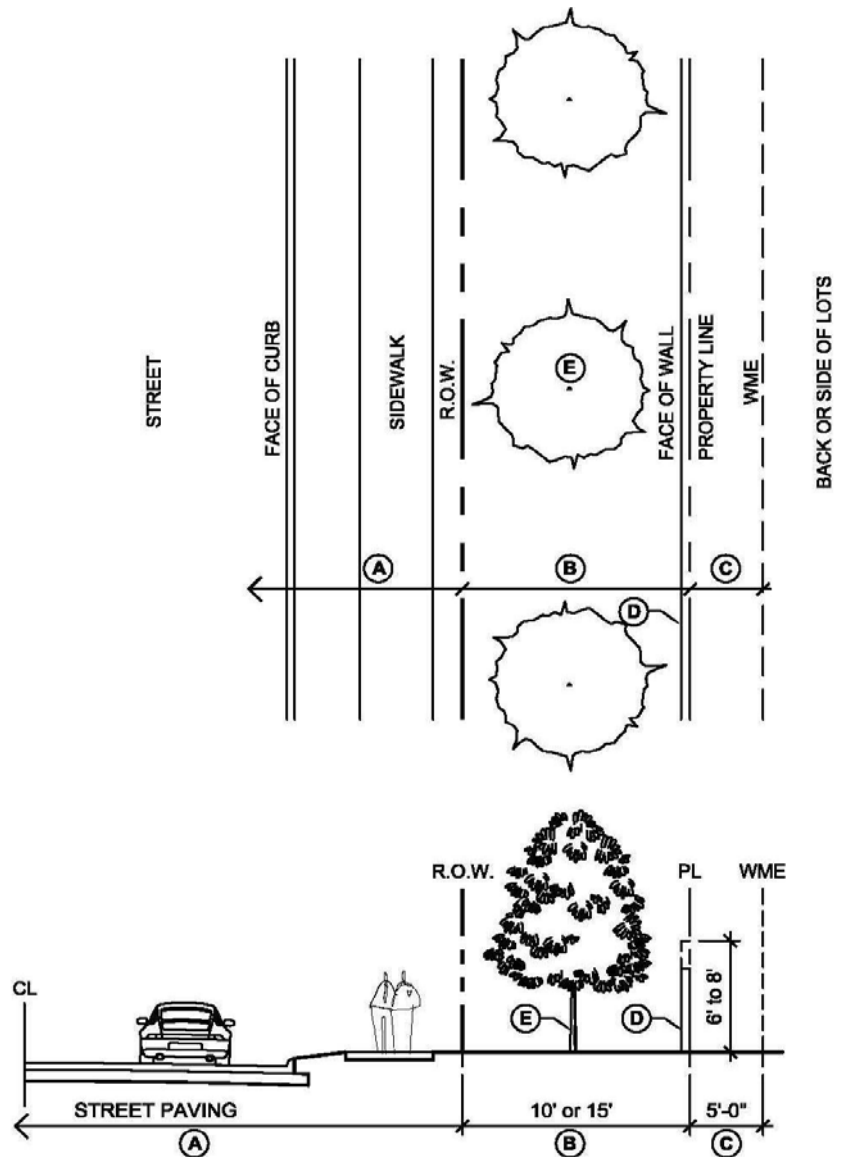


Table 8.06-1: Thoroughfare Screening Options

Thoroughfare Screening Option	Landscape Edge (minimum width)	Screening Wall/Fence Type	Trees/ Frontage (3" cal. min.)	Shrub Screen	Berms
<b>Option 1</b> (Lots that back or side to the Thoroughfare) <i>Diagram 8.06-1</i>	Type A or B Thoroughfare: 10'  Type C or D Thoroughfare: 15'	Continuous min. 6' ht. solid masonry wall (max. 8' ht.) (can be "staggered" or offset with landscape plantings)	One 3" cal. tree per 30' frontage	Not required	Not required (max. slope 3:1 if used)
<b>Option 2</b> (Lots that are separated from the Thoroughfare by an alley) <i>Diagram 8.06-2(a), 8.06-2(b), 8.06-2(c)</i>	Type A or B Thoroughfare: 10'  Type C or D Thoroughfare: 15'	(a) Continuous min. 4' ht. (max. 8' ht.) solid masonry wall with min. 6' ht. solid evergreen shrub screen, or (b) Continuous min. 4' ht. (max. 8' ht.) ornamental metal fence with min. 6' ht. solid evergreen shrub screen, or (c) Continuous min. 6' ht. (max. 8' ht.) solid masonry wall (no shrub screen required)	One 3" cal. tree per 30' frontage	Min. 6' ht. solid evergreen shrub screen at time of planting (not required if 6'-8' solid masonry wall is used)	Not required (max. slope 3:1 if used)
<b>Option 3</b> (Lots that back or side to or are separated by an alley from the Thoroughfare) <i>Diagram 8.06-3</i>	Type A, B, C or D Thoroughfare: 25'	Min. 4' ht. (max. 6' ht.) ornamental metal fence	One 3" cal. tree per 30' frontage	Min. 6' ht. solid evergreen shrub screen at time of planting	Not required (max. slope 3:1 if used)
<b>Option 4</b> (Required to be used at the bulb portion of a cul-de-sac where the cul-de-sac lots side onto an adjacent street) <i>Diagram 8.06-4(a), 8.06-4(b)</i>	Type A or B Thoroughfare: 10'  Type C or D Thoroughfare: 15'  Type E, F or G Thoroughfare: Not required (10' separation between rights-of-way is required)	All Types of Thoroughfares: A sidewalk centered on the common property line connecting the cul-de-sac sidewalk and adjacent street sidewalk through an opening in the fence/wall  Type A, B, C & D Thoroughfares: See Screening for Options 1, 2, or 3  Type E, F, or G Thoroughfares: Continuous 4'-8' ht. ornamental metal fence (cannot exceed ht. of adjacent/connecting walls or fences).	Six (6) 3" cal. trees evenly spaced within 150' centered on the common property line.	Min. 3' ht. evergreen shrub screen at time of planting, planted at approximately 5' on center within a distance of 150' centered on the common property line.	Not required (max. slope 3:1 if used)

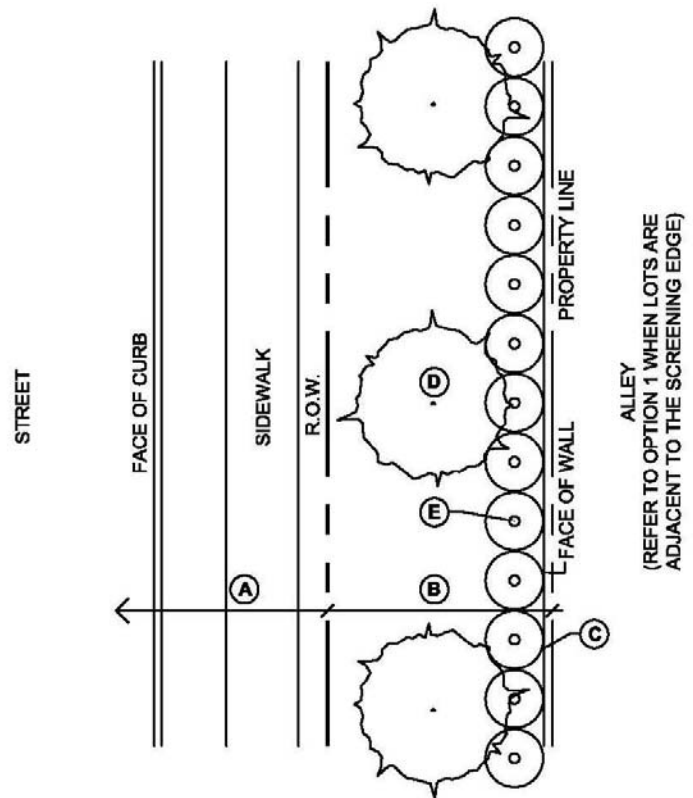
*Diagram 8.06-1: Thoroughfare Screening Option 1*

- (A) Right-of-Way (R.O.W.)
- (B) Landscape Edge -  
Type A or B Thoroughfare = 10ft.  
Type C or D Thoroughfare = 15ft.
- (C) 5ft. Wall Maintenance Easement (WME)
- (D) Continuous 6ft. to 8ft. Solid Masonry  
Wall (can be "staggered" or off-set  
with landscape plantings). Columns  
9ft. max with capstones.
- (E) One 3 inch caliper tree per 30ft. of  
frontage.

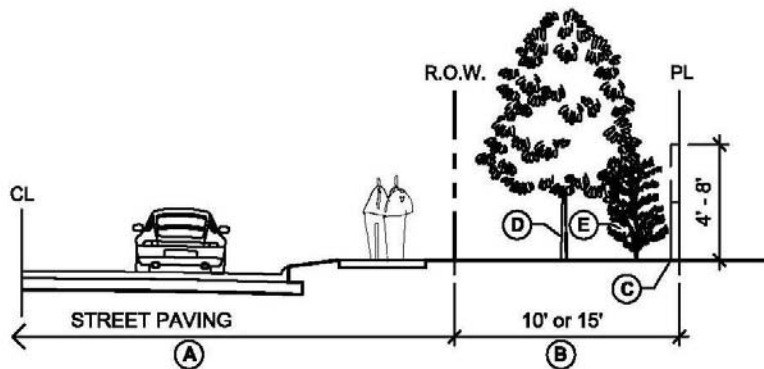
**OPTION 1**

*Diagram 8.06-2(a): Thoroughfare Screening Option 2(a)*

- (A) Right-of-Way (R.O.W.)
- (B) Landscape Edge -  
Type A or B Thoroughfare = 10ft.  
Type C or D Thoroughfare = 15ft.
- (C) Continuous 4ft. to 8ft. Solid Masonry Wall.  
Columns 9ft. max with capstones.
- (D) One 3 inch caliper tree per 30ft. of  
frontage.
- (E) 6ft. high solid evergreen shrub screen  
at time of planting (not required with  
6'-8' masonry wall).

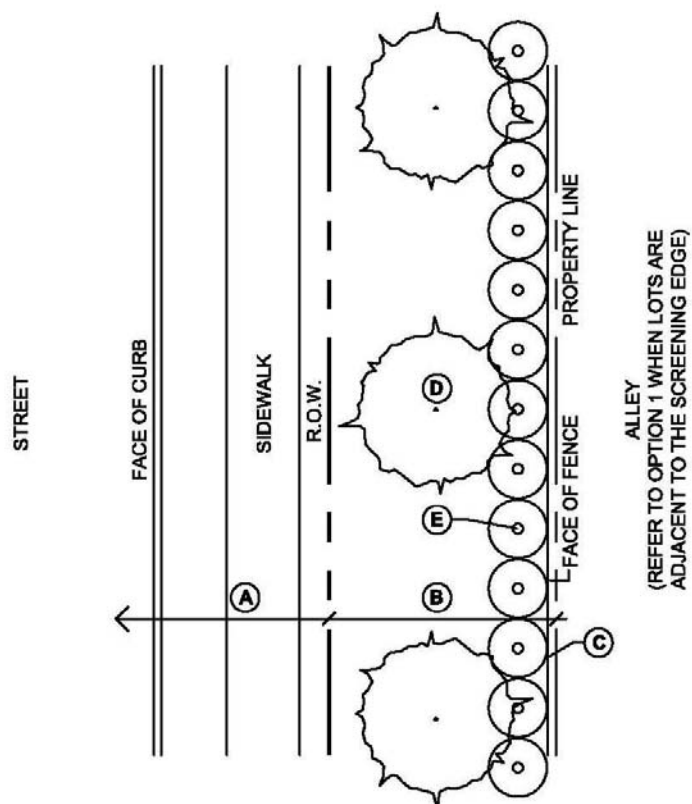
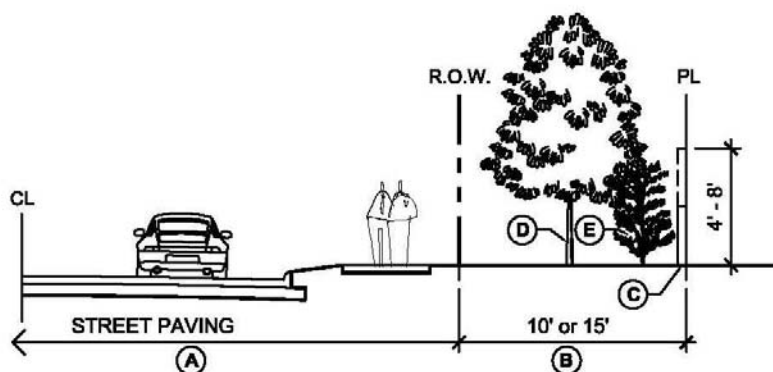


OPTION 2a



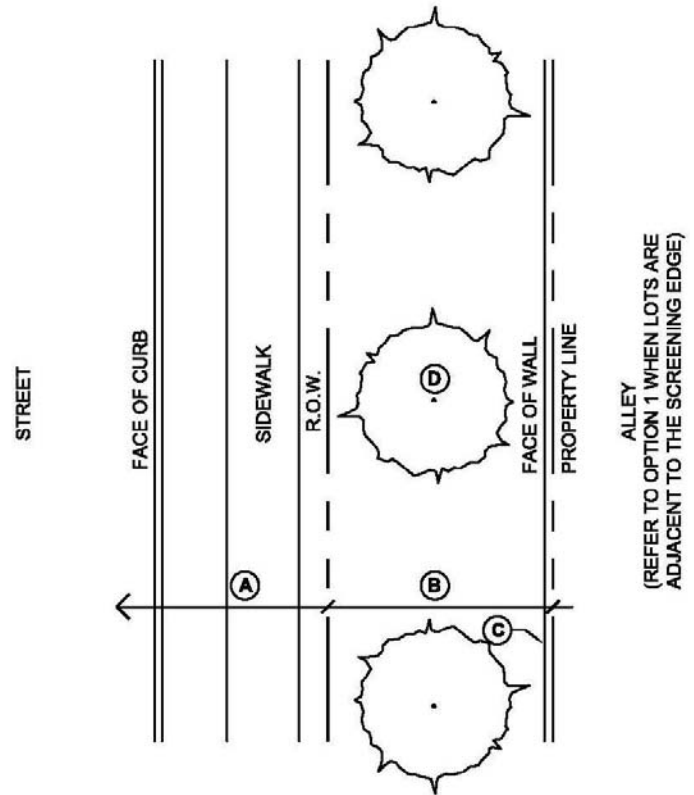
*Diagram 8.06-2(b): Thoroughfare Screening Option 2(b)*

- (A) Right-of-Way (R.O.W.)
- (B) Landscape Edge -  
Type A or B Thoroughfare = 10ft.  
Type C or D Thoroughfare = 15ft.
- (C) Continuous 4ft. to 8ft. Ornamental  
Metal Fence. Columns 9ft. max with  
capstones.
- (D) One 3 inch caliper tree per 30ft. of  
frontage.
- (E) 6ft. high solid evergreen shrub screen  
at time of planting.

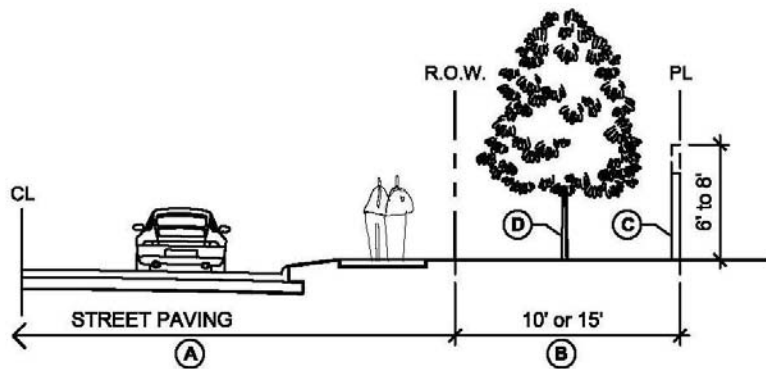
**OPTION 2b**

*Diagram 8.06-2(c): Thoroughfare Screening Option 2(c)*

- (A) Right-of-Way (R.O.W.)
- (B) Landscape Edge -  
Type A or B Thoroughfare = 10ft.  
Type C or D Thoroughfare = 15ft.
- (C) Continuous 6ft. to 8ft. Solid Masonry Wall (can be "staggered" or off-set with landscape plantings). Columns 9ft. max with capstones.
- (D) One 3 inch caliper tree per 30ft. of frontage.



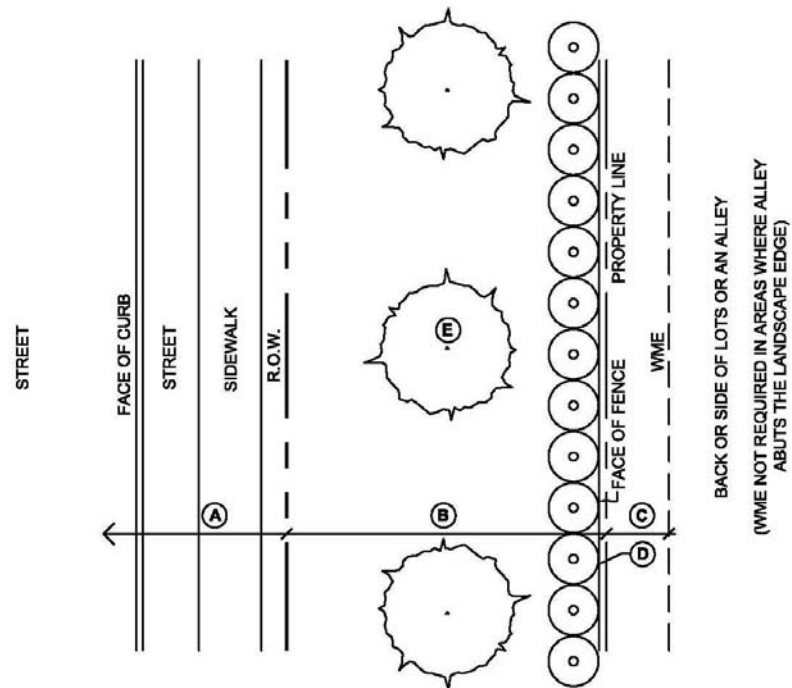
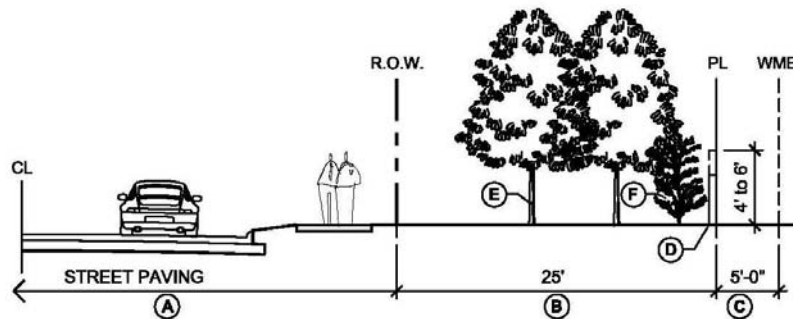
**OPTION 2c**





*Diagram 8.06-3: Thoroughfare Screening Option 3*

- (A) Right-of-Way (R.O.W.)
- (B) Landscape Edge -  
Type A, B, C, D Thoroughfares = 25ft.
- (C) 5ft. Wall Maintenance Easement (WME)  
(Not required if along alley).
- (D) Continuous 4ft. to 6ft. Ornamental  
Metal Fence. Columns 9ft. max with  
capstones.
- (E) One 3 inch caliper tree per 30ft. of  
frontage.
- (F) 6ft. high solid evergreen shrub screen  
at time of planting.

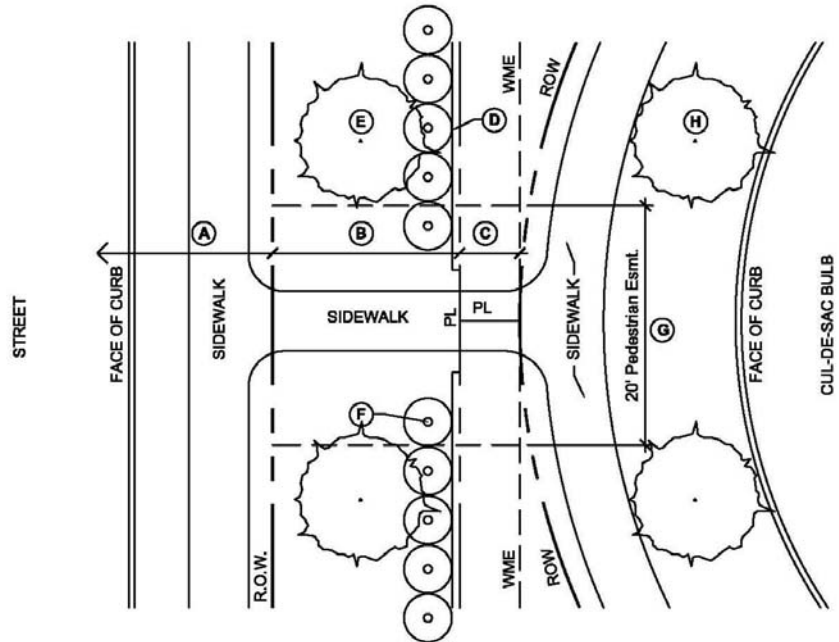
**OPTION 3**



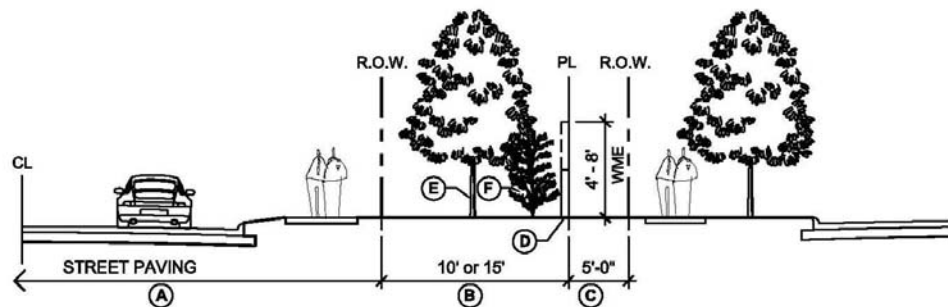
*Diagram 8.06-4(a): Thoroughfare Screening Option 4(a)*

- (A) Right-of-Way (R.O.W.)
- (B) Landscape Edge -  
Type A or B Thoroughfare = 10ft.  
Type C or D Thoroughfare = 15ft.
- (C) 5ft. Wall Maintenance Easement (WME)
- \* (D) Screening Wall or Fence to comply  
with Options 1, 2, or 3.
- (E) One 3 inch caliper tree per 30ft.  
frontage.
- \* (F) Solid evergreen shrub to comply with  
Options 1, 2, or 3.
- (G) 20' Pedestrian Access Easement
- (H) Neighborhood Street Tree

\* Example:  
If choosing (Option 1) for item D  
Then  
(Option 1) must be chosen for item F.



#### OPTION 4a



*Diagram 8.06-4(b): Thoroughfare Screening Option 4(b)*

- (A) Right-of-Way (R.O.W.)
- (B) 10ft. Landscape Easement
- (C) 20ft. Pedestrian Access Easement
- (D) Continuous 4ft. to 6ft. Ornamental Metal Fence. Columns 9ft. max with capstones.
- (E) 3ft. high solid evergreen shrub screen at time of planting.
- (F) Six (6) 3in. cal. trees evenly spaced within 150 ft. centered on the common property line.
- (G) Neighborhood Street Tree

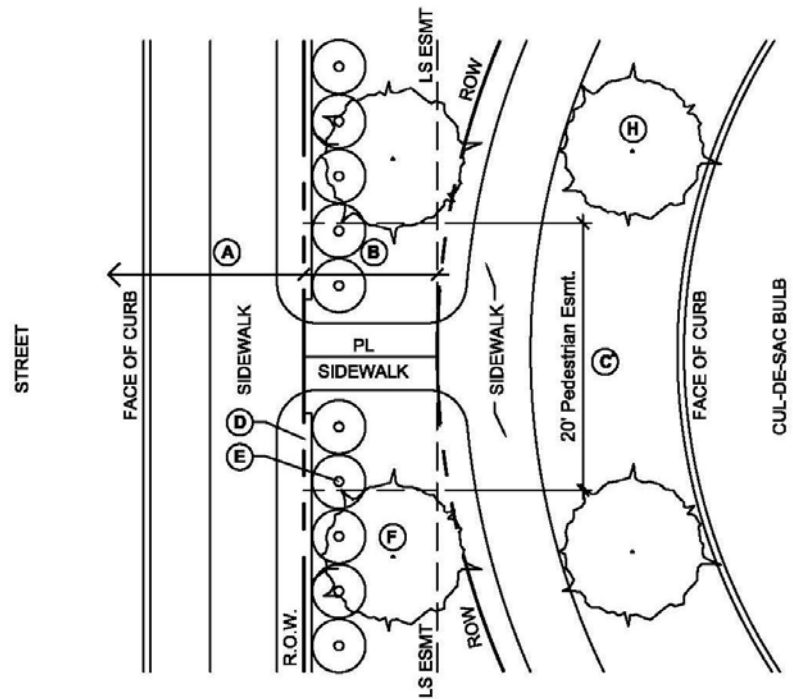
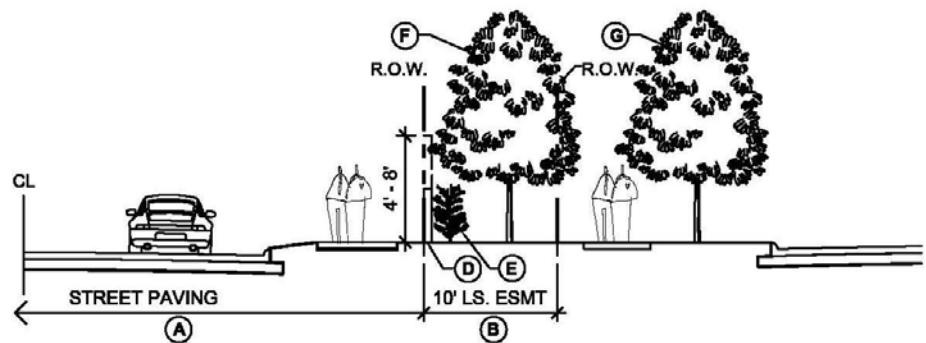
**OPTION 4b**

Diagram 8.09-1: Flag Lots

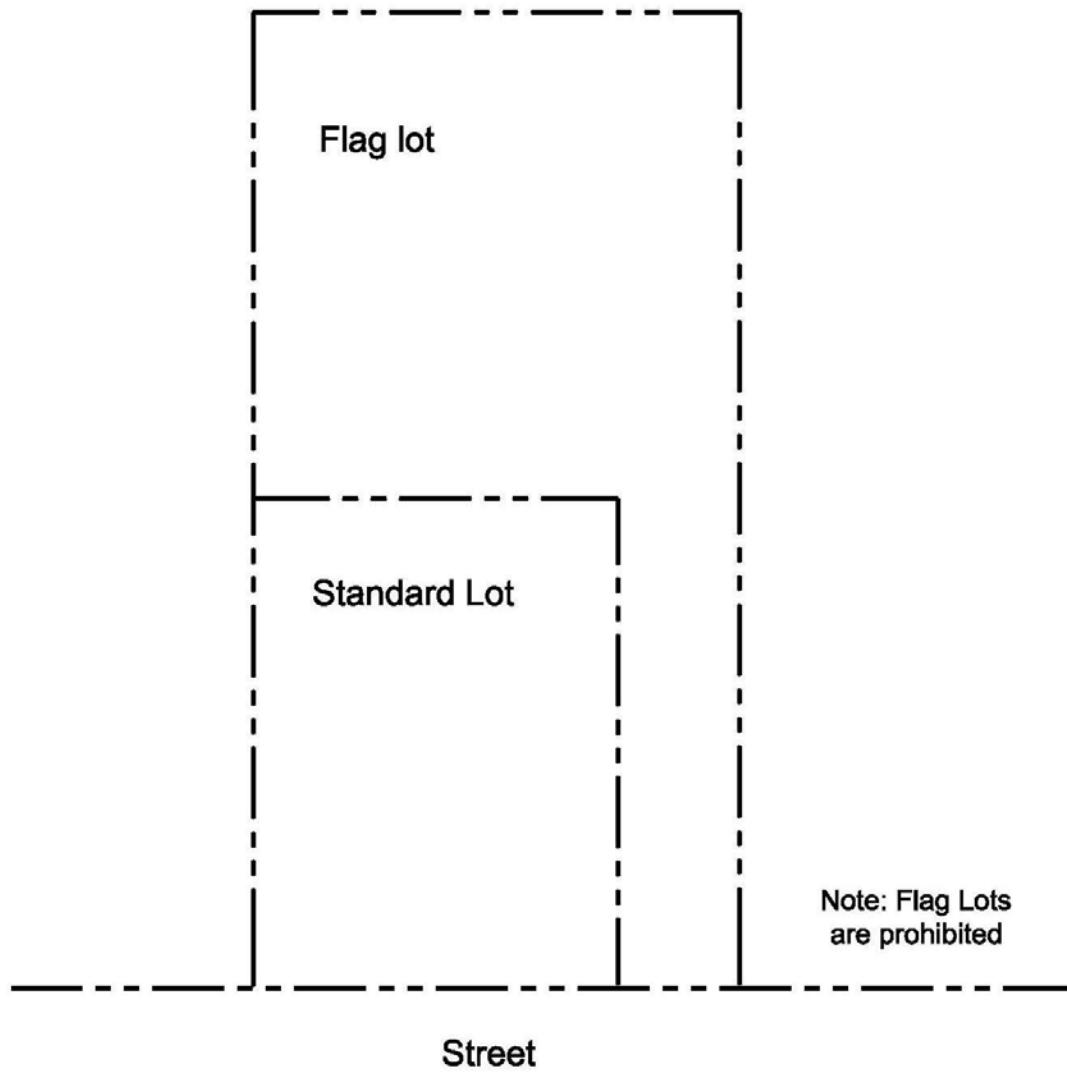


Diagram 8.09-2: Determining Lot Depth on an Irregular-Shaped Lot

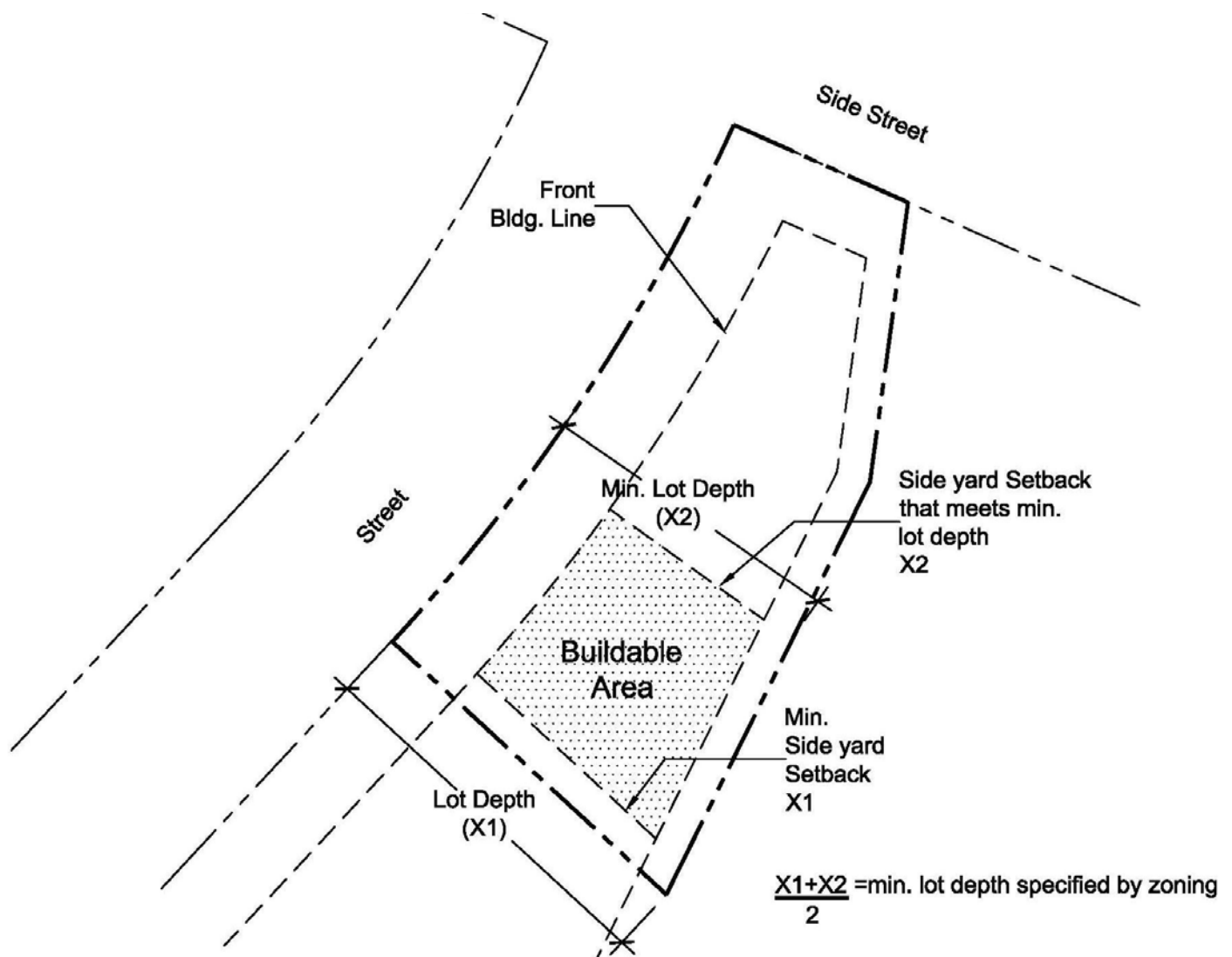


Diagram 8.09-3: Lot Street Frontage – Curved Streets

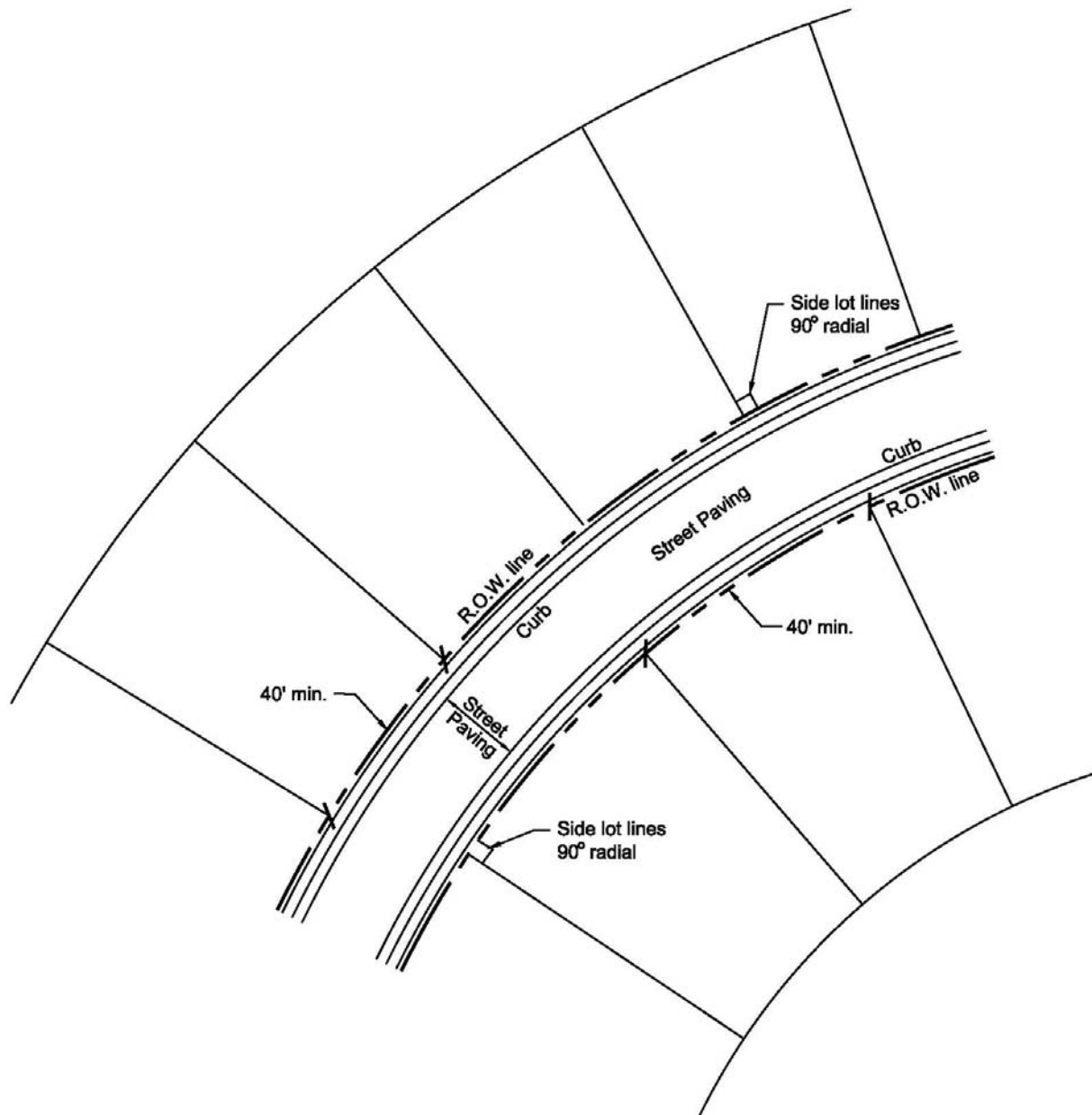




Diagram 8.09-4: Lot Street Frontage – Cul-de-Sac & Eyebrow Lots

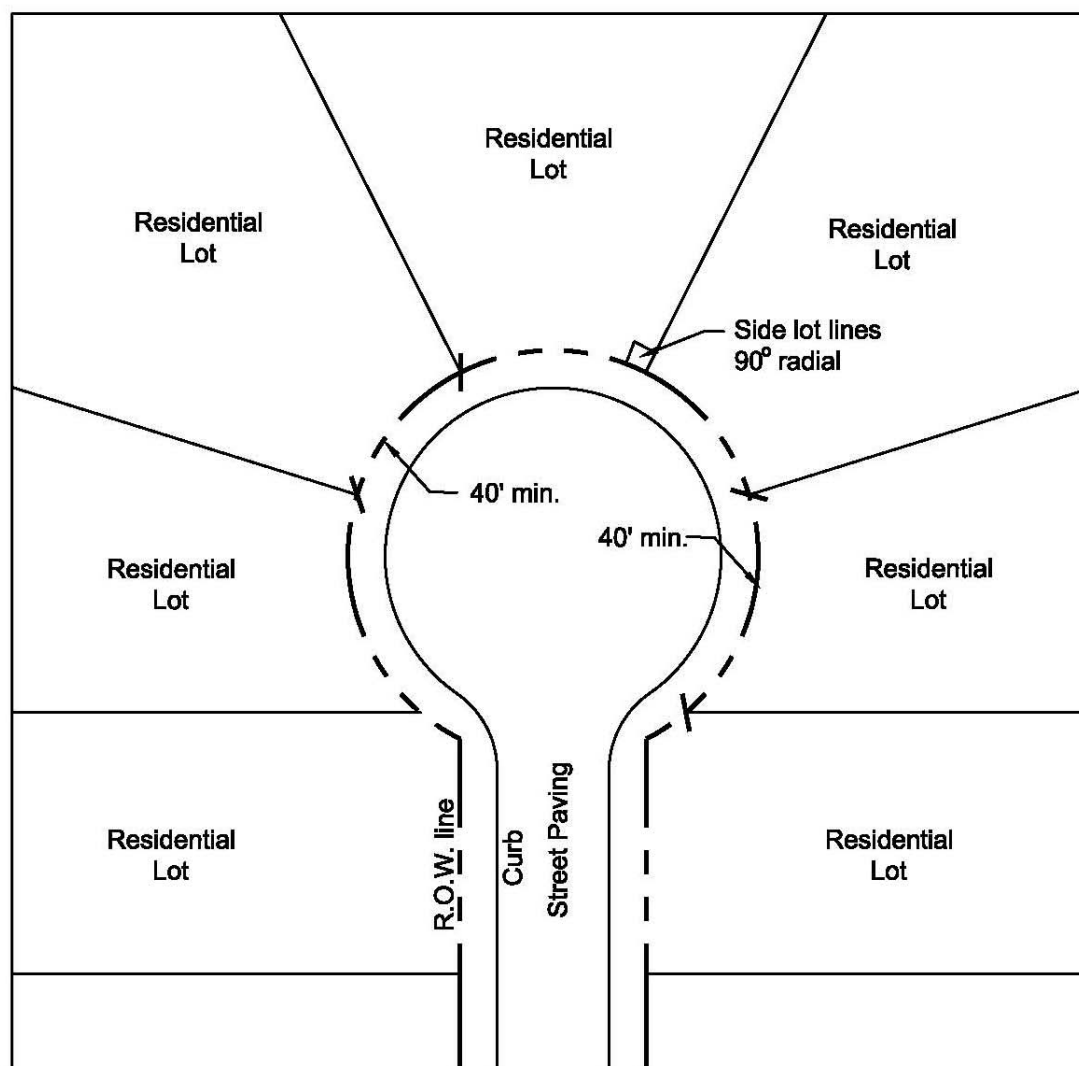
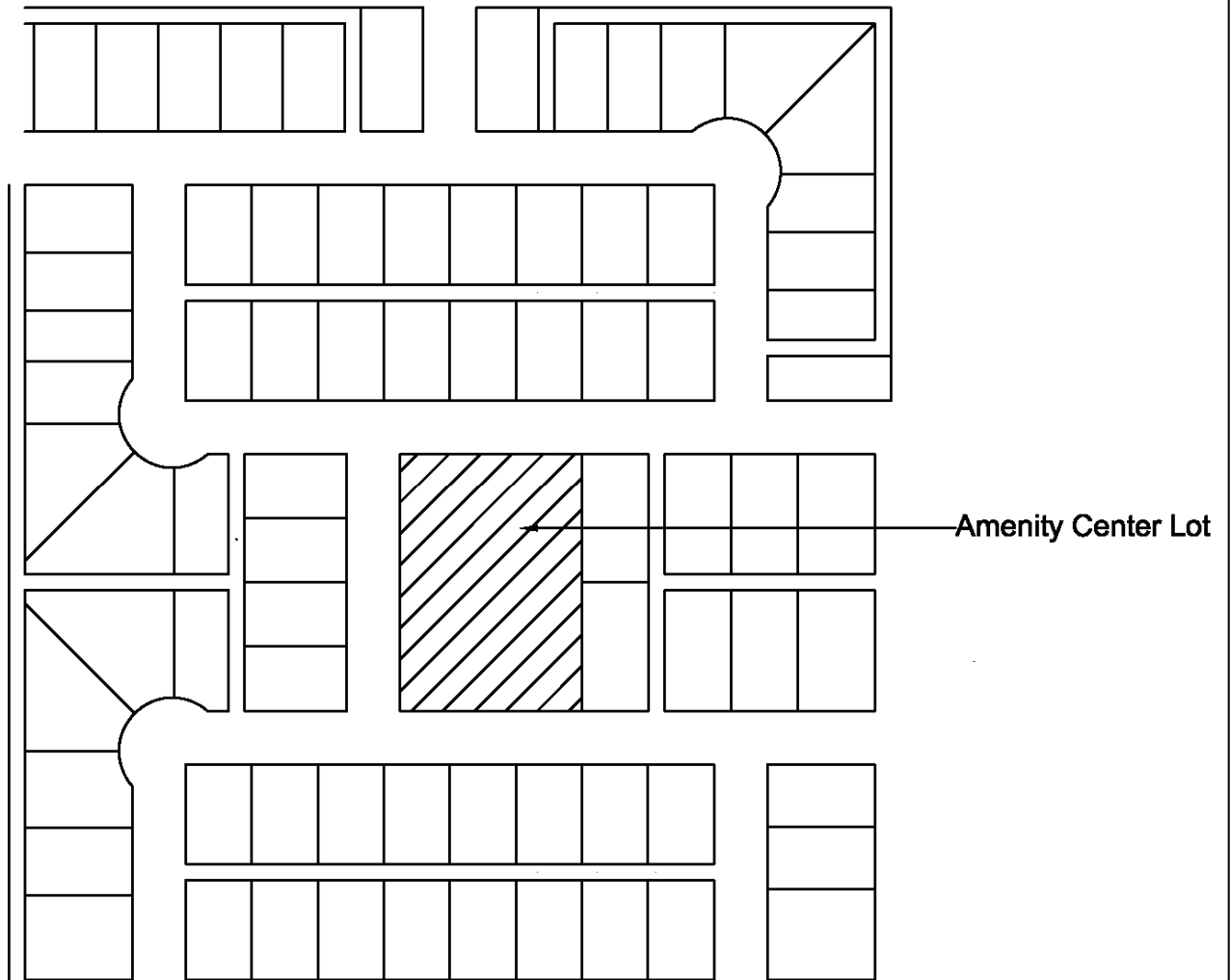
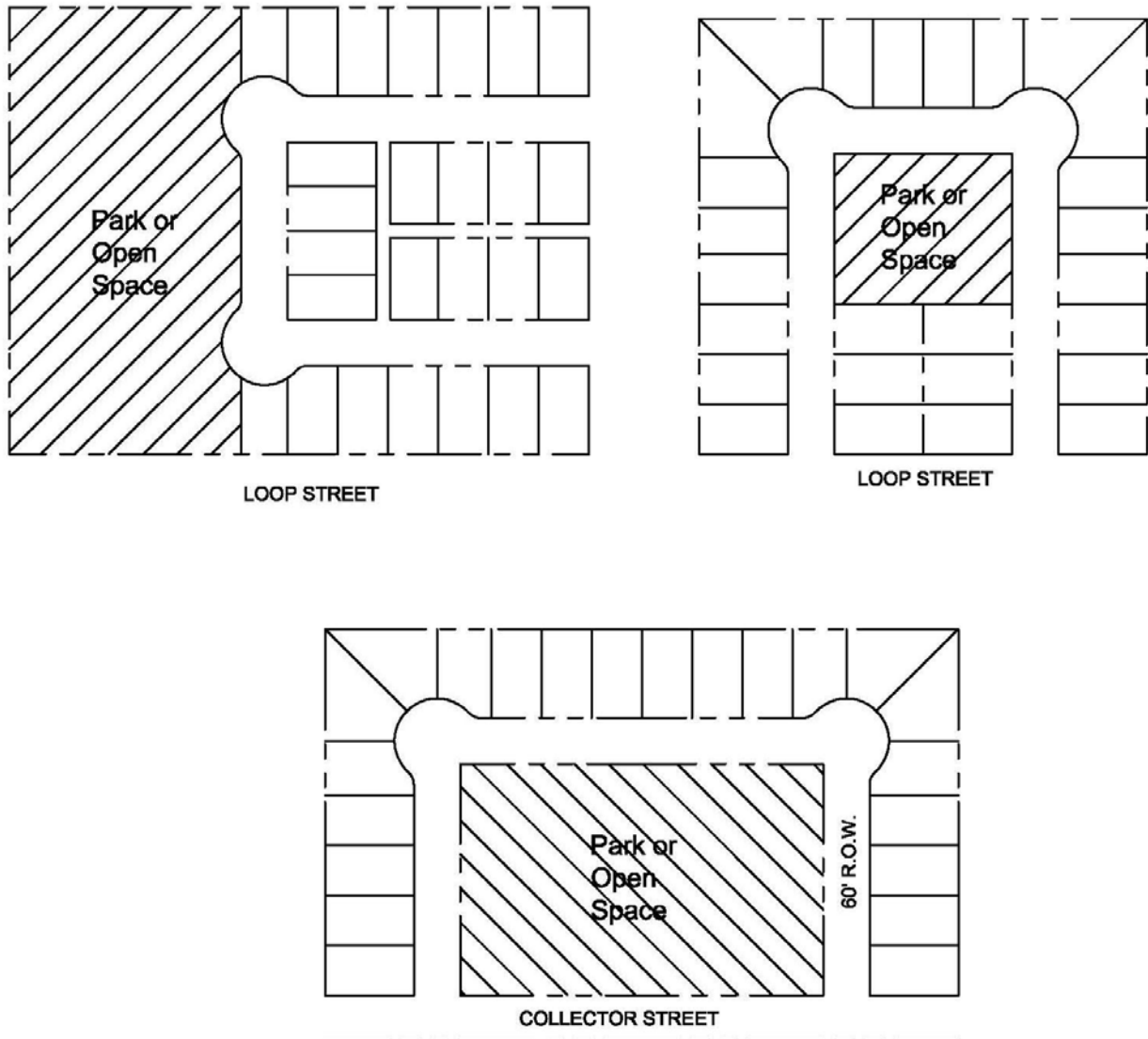


Diagram 8.10-1: Centrally Located Amenity Center



*Diagram 8.12-1: Access & Lot Orientation to Parks and/or Open Space*





*Table 9.01-1: Minor Waivers – Initial Decision-Makers & Appellate Decision-Makers*

Type of Minor Waiver	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal
<b><u>Water Line Extension to Boundary of Development</u></b> <i>Section 8.02(d)(2)c.</i>	Director of Engineering Services	Planning & Zoning Commission	City Council
<b><u>Connection Onto City Sanitary Sewer System</u></b> <i>Section 8.02(e)(1)</i>	Director of Engineering Services	Planning & Zoning Commission	City Council
<b><u>Street Lighting</u></b> <i>Section 8.04(b)(11)</i>	Director of Engineering Services	Planning & Zoning Commission	City Council
<b><u>Requirement for Alleys</u></b> <i>Section 8.05</i>	Director of Engineering Services --and-- Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Side Lot Lines 90°/Radial to Street</u></b> <i>Section 8.09(e)(1)</i>	Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Lot Lines not Aligning with County, School District or Other Jurisdictional Boundary</u></b> <i>Section 8.09(e)(2)</i>	Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Residential Lots Facing Similar Lots</u></b> <i>Section 8.09(g)(3)</i>	Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Subdivision Naming</u></b> <i>Section 8.09(n)</i>	Director of Development Services	Planning & Zoning Commission	City Council
<b><u>Non-Residential Screening Adjacent to Park or Open Space</u></b> <i>Section 8.12(b)(4)</i>	Director of Development Services --and-- Director of Parks & Recreation	Planning & Zoning Commission	City Council



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